

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.



Dated: April 29, 2010

Matthew A. Silverman (018919)
Jessica R. Kenney (026615)
McCarthy ♦ Holthus ♦ Levine
3636 North Central Avenue
Suite 1050
Phoenix, AZ 85012
(602) 230-8726


SARAH S. CURLEY
U.S. Bankruptcy Judge

Attorneys for Movant,
The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-01, its assignees and/or
successors

UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA
PHOENIX DIVISION

In re:) In Proceedings Under
) Chapter 13
Frank Cocio,)
Lisa Cocio,) Case No. 2:09-bk-28973-SSC
fka)
Lisa A. Green,)
) **ORDER TERMINATING**
Debtors.) **AUTOMATIC STAY**

The Bank of New York Mellon f/k/a The Bank
of New York as Trustee for the
Certificateholders CWABS, Inc. Asset-Backed
Certificates, Series 2006-01, its assignees
and/or successors,

Movant,

v.

Frank Cocio, Lisa Cocio, Debtors; and Edward
J. Maney, Chapter 13 Trustee,

Respondents.

1 The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the
2 Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-01 its assignees and/or
3 successors ("Movant"), having filed a Motion for Relief from the Automatic Stay with respect
4 to the hereinafter-described property after appropriate notice and opportunity for a hearing, no
5 party in interest having objected to such relief, the Respondents having failed to plead or
6 otherwise defend, and good cause appearing,

7 **IT IS THEREFORE ORDERED** that:

8 Any and all stays against lien enforcement, including the automatic stay of 11 U.S.C. §
9 362(a) and the automatic injunction of 11 U.S.C. § 524(a), are hereby vacated with respect to
10 the property generally described as 2100 West Lemon Tree Place Unit 73, Chandler, AZ 85224,
11 and Movant, its assignees and/or successors in interest, may proceed with a foreclosure of and
12 hold a Trustee's sale of the subject property pursuant to the state law, and thereafter commence
13 any action necessary to obtain complete possession of the subject property without further court
14 order or proceeding being necessary.

15 **IT IS FURTHER ORDERED** that:

16 The Moving Party, at its option, may offer, provide and enter into any potential
17 forbearance agreement, loan modification, refinance agreement or other loan workout/loss
18 mitigation agreement as allowed by state law. The Movant may contact the Debtor via
19 telephone or written correspondence to offer such an agreement. Any such agreement shall be
20 non-recourse unless included in a reaffirmation agreement.

21 DATED:

22 _____
23 UNITED STATES BANKRUPTCY JUDGE
24
25
26
27
28
29